



RATH EQUITY, LTD.

**GOVERNOR'S  
POINTE  
FOR LEASE**

4770 DUKE DRIVE  
MASON, OH 45040

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**OFFERED AT  
\$14/SF/YR (NNN)**



## PROPERTY OVERVIEW

Governor's Pointe is a highly recognizable, Class-A office development in Deerfield Township. The striking reflective facade and the three-story design offers a total of 76,591 SF of space. With ideal features like a two-story atrium, 0% earnings tax, flexible space options, abundant parking, and easy access, 4770 Duke Drive is a great solution for northern Cincinnati businesses.

## LOCATION OVERVIEW

Mason is located 22 miles northeast of downtown Cincinnati and 30 miles south of Dayton. More than 500 businesses are located within 19 square miles and range from high-tech companies to light industrial companies. Governor's Pointe is part of more than 24 commerce parks, all contributing to a growing business community.

### LEASE PRICE

\$14/SF

### SQ FT

2,995

### LEASE TYPE

NNN

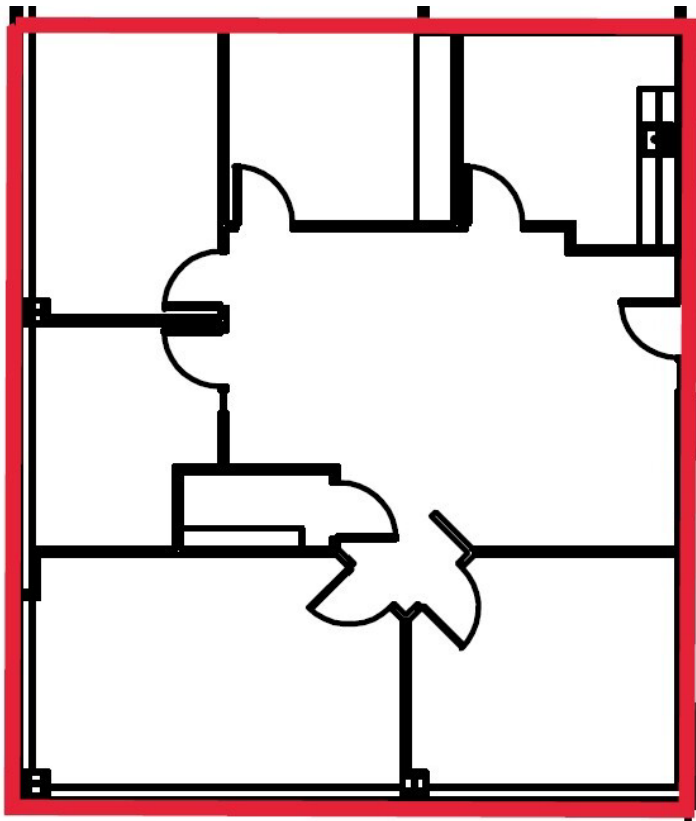
## LEASE HIGHLIGHTS

- > Total Available: 2,995 SF
- > Suite 125 - 1,685 SF
- > Suite 395 - 1,300 SF
- > 0% Earnings Tax
- > Surrounded by restaurants, retail, hotels, and banking
- > On-Site Conference Room
- > Two-Story Atrium
- > Newly Renovated Common Areas
- > Abundant Parking
- > Easy Access to I-71 and I-275

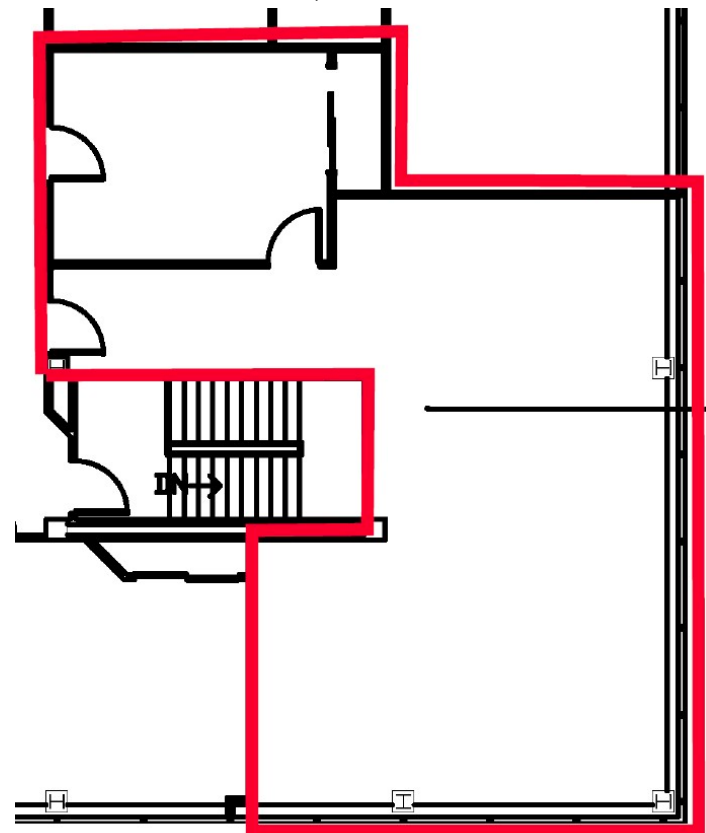
## PHOTOS &amp; FLOOR PLAN



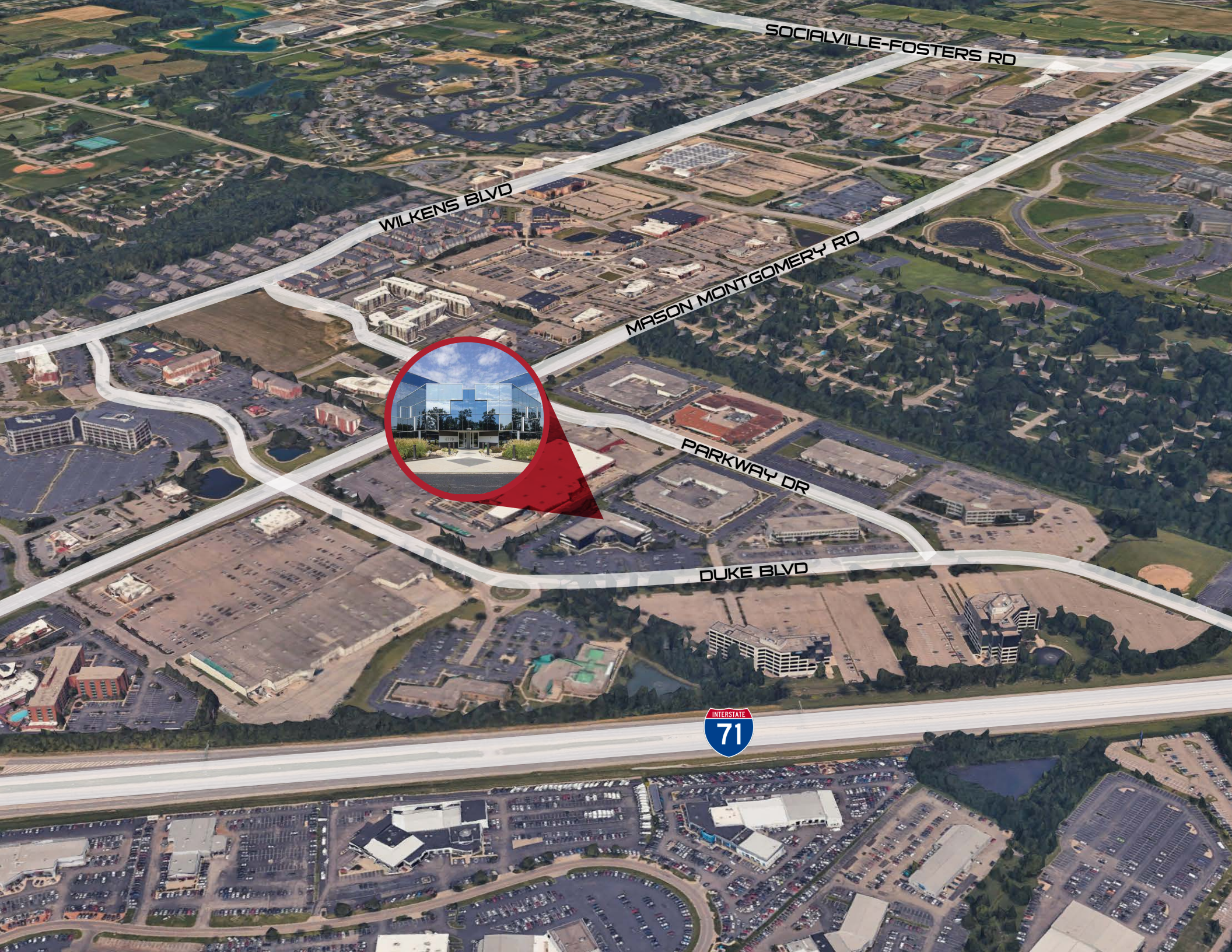
**SUITE 125**  
1,685 SF



**SUITE 395**  
1,300 SF







SOCIALVILLE-FOSTERS RD

WILKENS BLVD

MASON MONTGOMERY RD

PARKWAY DR

DUKE BLVD





NEARBY AMENITIES

SOCIALVILLE-FOSTER RD

PET SMART  
Kroger  
LIFE TIME  
HALF PRICE BOOKS  
JOANN  
Bob Evans RESTAURANT

Walmart  
MISSION BBQ  
Red Robin  
IHOP  
Starbucks

DEERFIELD  
TOWNE CENTER

DICK'S SPORTING GOODS  
REGAL  
BED BATH & BEYOND  
WHOLE FOODS MARKET  
BARNES & NOBLE  
DUCK DONUTS  
QDOBA MEXICAN EATS  
ULTA BEAUTY  
TANORA BREAD  
McALISTER'S DELI

Cincinnati Children's  
HOBBY LOBBY  
LOWE'S  
Marshall's  
Staples  
Chick-fil&

MASON  
BUSINESS  
CENTER



MASON RD



COSTCO WHOLESALE  
BEST BUY  
ALDI  
TARGET  
planet fitness  
Kohl's  
DUNKIN'  
CHIPOTLE MEXICAN GRILL  
Michael's  
McDonald's  
LONGHORN STEAKHOUSE  
petco  
Wendy's  
Olive Garden  
OLD NAVY  
BURGER KING



# DEMOGRAPHICS

2022 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,961	68,516	51,528
Households	2,857	26,855	58,440
Families	1,724	17,959	40,827
Average Household Size	2.41	2.53	2.57
Owner Occupied Housing Units	1,467	19,263	44,516
Renter Occupied Housing Units	1,389	7,592	13,924
Median Age	34.6	39.8	41.1
Median Household Income	\$91,276	\$105,746	\$108,254
Average Household Income	\$139,430	\$143,240	\$148,564

2027 SUMMARY	1 MILE	3 MILES	5 MILES
Population	7,135	69,736	153,252
Households	2,939	27,449	59,328
Families	1,766	18,258	41,267
Average Household Size	2.41	2.52	2.56
Owner Occupied Housing Units	1,551	19,878	45,572
Renter Occupied Housing Units	1,388	7,571	13,756
Median Age	34.6	40.4	41.7
Median Household Income	\$100,959	\$117,058	\$121,494
Average Household Income	\$166,254	\$162,815	\$167,482



**51,528**  
5-Mile  
Population

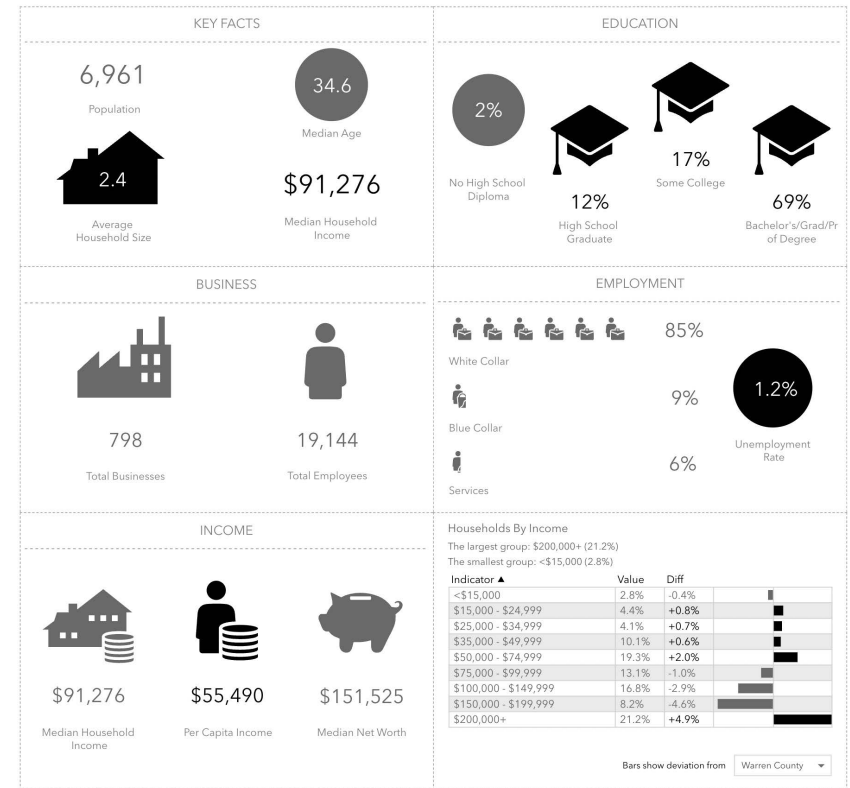


**\$108,254**  
5-Mile Median  
Household Income



**58,440**  
5-Mile  
Households

## 1 MILE KEY FACTS



## CONFIDENTIALITY DISCLAIMER

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PRESENTED  
EXCLUSIVELY BY:



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